

113.0

0008

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

607,900 / 607,900

USE VALUE:

607,900 / 607,900

ASSESSED:

607,900 / 607,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROSS KENJI & LAUREN	
Owner 2:	
Owner 3:	

Street 1: 98 SUNSET RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TONG AGATHA M W-ETAL -

Owner 2: YEUNG CHIU TAK -

Street 1: 98 SUNSET RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,946 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1932, having primarily Wood Shingle Exterior and 1752 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3946		Sq. Ft.	Site		0	70.	1.36	6									376,866						376,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3946.000	231,000		376,900	607,900			
Total Card		0.091	231,000		376,900	607,900	Entered Lot Size		
Total Parcel		0.091	231,000		376,900	607,900	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	346.97	/Parcel: 346.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,900	0	3,946.	376,900	607,800	607,800	Year End Roll	12/18/2019
2019	101	FV	209,500	0	3,946.	371,500	581,000	581,000	Year End Roll	1/3/2019
2018	101	FV	209,500	0	3,946.	285,300	494,800	494,800	Year End Roll	12/20/2017
2017	101	FV	209,500	0	3,946.	269,200	478,700	478,700	Year End Roll	1/3/2017
2016	101	FV	209,500	0	3,946.	247,700	457,200	457,200	Year End	1/4/2016
2015	101	FV	184,800	0	3,946.	231,500	416,300	416,300	Year End Roll	12/11/2014
2014	101	FV	184,800	0	3,946.	213,200	398,000	398,000	Year End Roll	12/16/2013
2013	101	FV	184,800	0	3,946.	213,200	398,000	398,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TONG AGATHA M W	68426-361		11/17/2016		530,000	No	No		
VALK JAMES M/ET	23270-300		6/4/1993		151,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2001	794	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2017	SQ Returned	EMK	Ellen K
1/24/2017	Sales Review	PT	Paul T
10/11/2016	Measured	DGM	D Mann
12/12/2008	Meas/Inspect	345	PATRIOT
3/28/2000	Inspected	264	PATRIOT
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 2 - Bungalow	Sty Ht: 1A - 1 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	ATC=PLYWOOD FLOOR.. OF=BMT SINK.				FFL 12 (192)	16	8														
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:																					
				1/2 Bath:	Rating:	A HBth:	Rating:																					
				OthrFix: 1	Rating: Average																							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																				
Grade: C - Average	Year Blt: 1932	Eff Yr Blt:		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Alt LUC:		Alt %:		A Kits:	Rating:				Other																			
Jurisdct:		Fact: .		Fpl: 1	Rating: Average				Upper																			
Const Mod:				WSFlue:	Rating:				Lvl 2																			
Lump Sum Adj:									Lvl 1																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %		Location:		Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL																
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 6 - Ceramic Tile	20 %	Total Units:		Functional:	%	Interior:	1	7	3	M																
				Floor:		Economic:	%	Additions:																				
				% Own:		Special:	%	Kitchen:																				
				Name:		Override:	%	Baths:																				
DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL												
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %		Total: 31 %		Basic \$ / SQ: 90.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 6 - Ceramic Tile	20 %			Size Adj.: 1.34617102							FFL	First Floor	1,167	125,060	145,947	BMT	100	RRM	60	A						
						Const Adj.: 1.03224003							BMT	Basement	975	52,150	50,847											
						Adj \$ / SQ: 125.061							ATC	Attic	341	125,060	42,677											
						Other Features: 88019							EFP	Enclos Porch	162	45,450	7,363											
						Grade Factor: 1.00																						
						NBHD Inf: 1.00000000																						
						NBHD Mod:																						
						LUC Factor: 1.00																						
						Adj Total: 334852																						
						Depreciation: 103804																						
						Deprecated Total: 231048																						
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:								
SPEC FEATURES/YARD ITEMS																												
PARCEL ID 113.0-0008-0005.A																IMAGE												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
More: N				Total Yard Items:				Total Special Features:												Total:								